

039.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

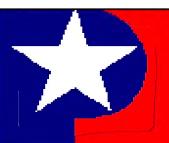
739,500 / 739,500

USE VALUE:

739,500 / 739,500

ASSESSED:

739,500 / 739,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GERBERICK ADAM K &	
Owner 2: DIBONA PAMELA A	
Owner 3:	
Street 1: 53 RIVER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GRUNKO ZACHARY P/AMINA -	
Owner 2: -	
Street 1: 53 RIVER ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1920, having primarily Wood Shingle Exterior and 1495 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6300	Sq. Ft.	Site	0	80.	0.97	1									487,202						487,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6300.000	252,300		487,200	739,500		26019
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

PREVIOUS ASSESSMENT								Parcel ID	039.0-0005-0004.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	252,300	0	6,300.	487,200	739,500		Year end	12/23/2021	
2021	101	FV	243,700	0	6,300.	487,200	730,900		Year End Roll	12/10/2020	
2020	101	FV	243,700	0	6,300.	487,200	730,900	730,900	Year End Roll	12/18/2019	
2019	101	FV	204,700	0	6,300.	517,700	722,400	722,400	Year End Roll	1/3/2019	
2018	101	FV	204,700	0	6,300.	377,600	582,300	582,300	Year End Roll	12/20/2017	
2017	101	FV	204,700	0	6,300.	328,900	533,600	533,600	Year End Roll	1/3/2017	
2016	101	FV	204,700	0	6,300.	280,100	484,800	484,800	Year End	1/4/2016	
2015	101	FV	192,200	0	6,300.	274,100	466,300	466,300	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
GRUNKO ZACHARY	61710-498		4/30/2013			460,000	No	No					
LYNCH LEO J & M	46801-527		1/10/2006			422,600	No	No					
	11863-471		7/14/1970			21,000	No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/28/2017	333	Solar Pa	1,000	C					11/9/2018	MEAS&NOTICE	HS	Hanne S					
									2/11/2009	Meas/Inspect	189	PATRIOT					
									6/17/2006	MLS	HC	Helen Chinal					
									4/1/2000	Inspected	270	PATRIOT					
									3/1/2000	Measured	197	PATRIOT					
									11/1/1981		MM	Mary M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	1H - 1 & 1/2 Sty	1	Rating: Average	A Bath:	Rating:									FFL 8	BMT	13					
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									6							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:									10	EFP						
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix: 1	Rating: Average	WSFlue:	Rating:									12		ENT					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average	A Kits:	Rating:									14							
Color: BLUE	View / Desir:	Fpl: 2	Rating: Average	Upper										14							
GENERAL INFORMATION				WSFlue:	Rating:									5	6	1					
Grade: C - Average	CONDOS INFORMATION																				
Year Blt: 1920	Eff Yr Blt:	Location:	Total Units:	REMODELING				RES BREAKDOWN													
Alt LUC:	Alt %:	Floor:		Exterior:	No Unit	RMS	BRS	FL	1	8	3	M									
Jurisdct:	Fact: .	% Own:		Interior:																	
Const Mod:	Lump Sum Adj:	Name:		Additions:																	
DEPRECIATION				Kitchen:																	
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Economic:		Baths:																	
Sec Int Wall:	Partition: T - Typical	Special:		Plumbing:																	
Prim Floors: 3 - Hardwood	Total:	Override:	31 %	Electric:																	
Sec Floors:				Heating:																	
Bsmnt Flr: 12 - Concrete	Subfloor:	General:																			
CALC SUMMARY																					
Basic \$ / SQ: 110.00				Rate	Parcel ID	Typ	Date	Sale Price													
Size Adj.: 1.35000002																					
Const Adj.: 0.99989998																					
Adj \$ / SQ: 148.485																					
Other Features: 84516																					
Grade Factor: 1.00																					
NBHD Inf: 1.00000000																					
NBHD Mod:																					
LUC Factor: 1.00																					
Adj Total: 365658																					
Depreciation: 113354				Juris. Factor:				Before Depr: 148.49													
Deprecated Total: 252304				Special Features:	0			Val/Su Net: 89.79													
				Final Total:	252300			Val/Su SzAd: 168.82													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 039.0-0005-0004.0								IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	8X6	A	FR	1970	0.00	T	49	101									
More: N				Total Yard Items:				Total Special Features:				Total:									